



12 Hintlesham Avenue, Birmingham

£1,445,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial four bedroom detached home, situated on the desirable south side of Hintlesham Avenue. Set on an impressive plot of approximately one third of an acre, the property offers excellent potential for modernisation and extension, subject to planning. The spacious accommodation includes an entrance porch and hallway, lounge with garden access, formal dining room, kitchen diner with AGA, utility spaces, sun room, cloakrooms and internal access to a double garage. Upstairs are four generous bedrooms, including a principal bedroom with access to a first-floor balcony, alongside a Jack and Jill bathroom, modern shower room and separate WC.





Entrance Hallway

Accessed via solid wood front door, the beneficial porch offers adjacent cloak room. The charming hallway comprises panelled walls, keeping in character of this fantastic property, partially glazed door and stairs to the first floor accommodation.

Lounge

Spacious lounge covering the depth of the property, at the heart is a magnificent feature fireplace, windows to the front elevation and sliding patio doors to the rear. Two central heating radiators, two ceiling light points and carpeted flooring.



Dining Room

The wide aspect bay window brings the garden to the dining room offering an excellent entertaining space. Complete with feature open fireplace, two wall lights and ceiling light point. Central heating radiator and carpeted flooring.





Kitchen Diner

Spacious kitchen diner boasting dual aspect glazing, fitted kitchen with a range of base and wall units. The AGA sits at the focal point, with ceiling spotlights, partially tiled and wooden flooring. Adjacent to the kitchen is a convenient pantry.

Guest WC

Comprising low level flush WC, hand wash basin, central heating radiator, ceiling light point and period stained glass window to the front elevation.



Secondary hallway

Giving internal access to the garage, additional guest WC and further multi purpose room.

WC

Low level flush WC, hand wash basin and ceiling light point.

Sun Room

A fantastic multi purpose room, with ample potential to convert into a full reception room. This room has high south west facing French windows and has been used as a sun room. With doors leading to the garden patio, tiled flooring and ceiling light point.





Landing

With newly fitted carpet to the stairs and landing, comprising wooden staircase and stained glass windows to the front elevation. Loft hatch and access and ceiling light points.

Master Bedroom

An extensive master bedroom, offering ample living accommodation. Boasting French doors to the first floor balcony, offering picturesque views over the garden. Additional space for seating area ceiling light point, wall lights and central heating radiator.

Bathroom

Jack and Jill style bathroom, with access from the master bedroom and landing. Complete with separate fitted bath, walk in shower cubicle and floating vanity unit. The bathroom further offers excellent airing cupboards with hot water cylinder, central heating radiator and additional towel radiator. Ceiling light point, medicine cabinet and lighting over.



Bedroom Two

Being the depth of the property, bedroom two offers dual aspect glazing allowing light to flood the room. Fitted wardrobes, carpeted flooring, two central heating radiators and ceiling light points.





Bedroom Three

An additional generous bedroom, benefitting from bay to the rear. Complete with fitted wardrobes and units, central heating radiator, traditional hand wash basin, ceiling light point and carpeted flooring.

Bedroom Four

Large double bedroom with views over the garden and further benefitting from glass door leading onto the first floor balcony. Central heating radiator and ceiling light point.

Shower Room

Modern shower room, comprising walk in shower cubicle, mirrored vanity unit and radiator. Window to the front elevation and ceiling light point.



WC

Low level flush WC, ceiling light point and window to the front elevation.





Garden

The mature garden is predominantly laid to lawn, surrounded by mature trees offering further privacy. To the rear is Birmingham University playing fields. Paved patio area and side access.

General Information

The property is freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management (a copy of which is available on request). An annual estate charge of approximately £70 is payable.



Council Tax band: G

Tenure: Freehold

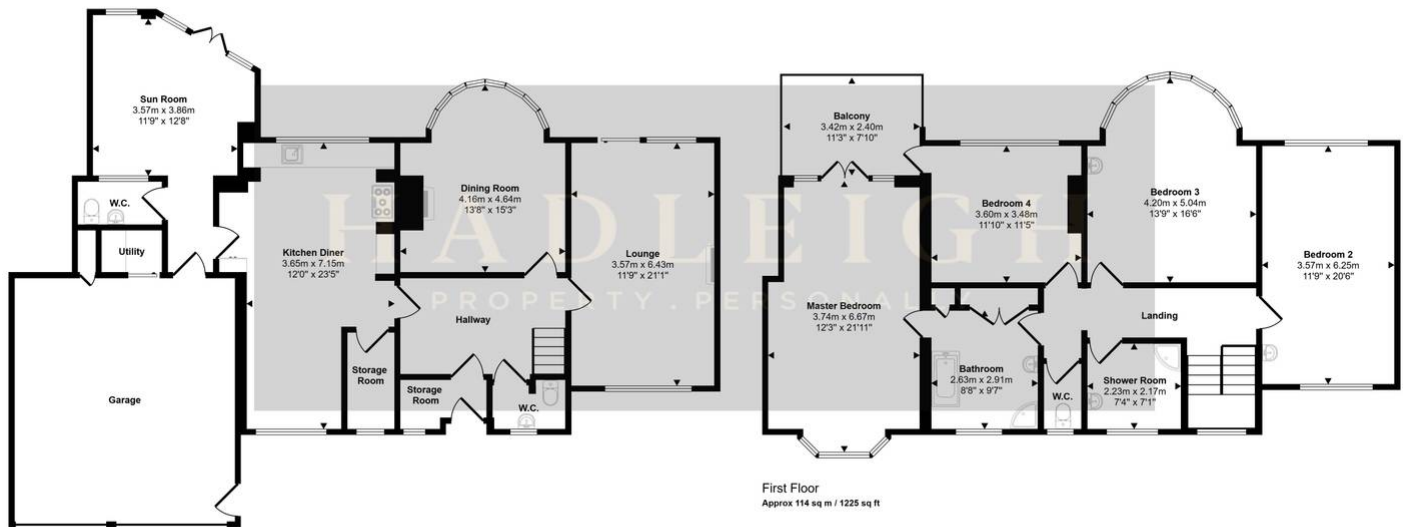
EPC Energy Efficiency Rating: C



- Substantial four bedroom detached home
- Approx. one third acre plot
- Large south-facing garden
- Double garage and generous driveway
- Three reception rooms
- Excellent extension potential (STPP)
- Desirable Edgbaston location



Approx Gross Internal Area
279 sq m / 3008 sq ft



Ground Floor
Approx 166 sq m / 1783 sq ft

First Floor
Approx 114 sq m / 1225 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.